

Report to Council



Date: June 20, 2022
To: Council
From: City Manager
Subject: 2040 OCP: Educational / Institutional Future Land Use for 1205 High Road
Department: Policy and Planning

Recommendation:
THAT Council receives for information, the report from the Policy & Planning Department dated June 20, 2022 regarding the Future Land Use for 1205 High Road.

Purpose:
To provide Council with the rationale for designating the property located at 1205 High Road as Educational / Institutional as part of the 2040 Official Community Plan Process.

Background:
A Public Hearing was held to hear from the public on matters regarding the 2040 Official Community Plan on October 26, 2021. During the Regular Meeting that followed the Public Hearing, Council endorsed the following resolution:

Previous Council Resolution

Resolution	Date
THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Map 3.1 Future Land Use designation for 1205 High Road; AND THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Map 3.1 Future Land Use designation for 4998 Gordon Drive: AND FURTHER THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Downtown Building Heights Map 4.1, specifically the east side of Ellis Street from Bernard Avenue to Clement Avenue.	October 26, 2021

This report serves to address the portion of Council's resolution that speaks to the Future Land Use Designation for 1205 High Road.

Discussion:

Background

The 2040 Official Community Plan (OCP) focuses approximately 73% of Kelowna's future growth in the city's five Urban Centres and surrounding Core Area, while outward growth in the form of new suburban neighbourhoods is limited. The OCP Pillar "Focus investment in Urban Centres" directs investments to serve this expected population growth in Urban Centres and the surrounding Core Area with the ingredients that are critical to providing a high quality of life. These investments include, but are not limited to, parks, transportation and schools.

As required by Section 476 of the *Local Government Act*, staff engaged with School District #23 during the development of the OCP to determine anticipated needs for school facilities, including their location. As part of this process, the property located at 1205 High Road was signaled for Educational / Institutional (EDINST) uses in Map 3.1 (see Attachment 1). This location was selected to achieve the following goals:

- To allow the existing programming and school site use to be optimized by enhancing the land assembly adjacent to Bankhead Elementary;
- To allocate school space to serve the growing population as the Downtown Urban Centre is projected to grow by approximately 7,500 people by 2040;
- To reduce car dependency and encourage utilization of active transportation routes for travel to and from school. The site is adjacent to amenities such as transit, the OK Rail Trail active transportation corridor and supported by walking infrastructure.

This Future Land Use Designation allows for future expansion of the adjacent Bankhead Elementary School to accommodate anticipated growth Downtown and surrounding Core Area neighbourhoods while investing public infrastructure in alignment with active transportation corridors. Signaling the property as EDINST in the 2040 OCP allows School District #23 to plan and seek funding for new and expanded school facilities. As such, School District #23 may have the opportunity to purchase the parcel in the future to expand their existing land base to accommodate a more intensive school to serve the Downtown. Larger parcels of land are rare in the Downtown, especially ones located immediately adjacent to an existing school. This future land use designation advances opportunities to provide greater school capacity in a rapidly growing area of Kelowna, offering a higher quality of life for existing and future residents.

The property is zoned I2-General Industrial and continues to operate as a private storage facility. The zoning has not changed with the adoption of the 2040 OCP and the business can continue to operate. Moving forward, any rezoning applications for the property will need to be consistent with 2040 OCP policies, including the EDINST designation.

If this property was not designated, a new school site would need to be identified Downtown, which would prove challenging. If unsuccessful in designating an alternative site, the City would risk School District #23 choosing a more suburban school location which would not directly serve the Downtown. Should Council consider amending the OCP's Future Land Use Designation for 1205 High Road, an Alternative Recommendation is provided within this report.

Subject Property Map: 1205 High Road



2040 OCP Policy

Future Land Use Designation: Educational / Institutional (EDINST)

Growth Strategy Role: The location of key educational and institutional uses, such as schools, post-secondary institutions and hospitals, is critical to the quality of life of Kelowna residents. As neighbourhoods evolve and change as the city grows, the City, senior levels of government and other key institutions must be well positioned to offer their services in areas that are close to areas targeted for growth, easy to access by modes other than the automobile and be well designed and integrated into the surrounding neighbourhood.

Increasing development pressure may result in the loss of institutional lands, making it more difficult for those uses to be accommodated in the future. Any proposals for new uses, such as residential development, should be considered carefully on a site by site basis.

Supported Uses and Typologies: The Educational / Institutional designation signals where key educational, cultural, government and religious activities take place. The designation is characterized by schools, hospitals, places of worship, recreation centers and other facilities that provide public services delivered by governments or not-for-profit institutions.

Conclusion:

Identifying future school sites in consultation with the local school district is consistent with the *Local Government Act* requirements for OCP reviews and directs some of the most critical decisions for accommodating growth to 2040. The designation of the subject property as EDINST signals the necessary investments in school facilities to serve a rapidly growing Downtown and surrounding neighbourhoods.

Should Council disagree with the future land use designation based on the explanation provided by staff, an alternate recommendation has been provided which would direct a change back to the current equivalent of the Industrial designation that previously existed.

Alternate Recommendation

THAT Council direct staff to bring forward a proposed amendment to Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 from EDINST to IND future land use designation.

Internal Circulation:

Divisional Director, Planning and Development Services
Department Manager, Development Planning

Existing Policy:

Imagine Kelowna
2040 Official Community Plan

Attachments:

Attachment 1: 1205 High Road Location and Future Land Use

Submitted by: R. Miles, Long Range Policy Planning Manager

Approved for inclusion:



D. Noble-Brandt, Dept. Manager of Policy and Planning